149.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,400 / 772,400
					USE VALUE:	772,400 / 772,400
					ASSESSED:	772,400 / 772,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REVICHANDRAN GOWTHAMAN PADM
Owner 2:	BALASUBRAMANIAN ANURADHA
Owner 3:	
Street 1:	83 QUINCY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COMPERCHIO MICHAEL J/AMANDA M -
Owner 2:	-
Street 1:	83 QUINCY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1927, having primarily Clapboard Exterior and 2664 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6347.000	345,100		427,300	772,400
Total Card	0.146	345,100		427,300	772,400
Total Parcel	0.146	345,100		427,300	772,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.94 /Parcel: 289.94

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98263

GIS Ref

GIS Ref

Insp Date 06/27/18

!11660!

PREVIOUS ASSESSMENT

Parcel ID 149.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	345,100	0	6,347.	427,300	772,400		Year end	12/23/2021
2021	101	FV	319,000	0	6,347.	427,300	746,300		Year End Roll	12/10/2020
2020	101	FV	319,100	0	6,347.	427,300	746,400	746,400	Year End Roll	12/18/2019
2019	101	FV	254,200	0	6,347.	427,300	681,500	681,500	Year End Roll	1/3/2019
2018	101	FV	251,900	0	6,347.	378,500	630,400	630,400	Year End Roll	12/20/2017
2017	101	FV	251,900	0	6,347.	317,400	569,300	569,300	Year End Roll	1/3/2017
2016	101	FV	251,900	0	6,347.	317,400	569,300	569,300	Year End	1/4/2016
2015	101	FV	221,300	0	6,347.	274,700	496,000	496,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:53:11

LAST REV

Date	Time
04/09/19	13:51:52
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11660

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COMPERCHIO MICH	71393-558	1	7/30/2018		815,000	No	No		
PHETTEPLACE FRA	47727-77		8/29/2006		435,900	No	No		
	13406-162		3/1/1978		38,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2016	1010	Redo Bat	17,000		7/20/2016			Bathroom renovatio
7/17/2013	1091	Manual	51,007	C				
4/1/2009	204	Dormers	133,620			G10	GR FY10	DORMER ON REAR OF

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
5/2/2014	External Ins	PC	PHIL C
2/19/2014	Info Fm Prmt	EMK	Ellen K
6/30/2009	Info Fm Prmt	BR	B Rossignol
10/28/2008	Meas/Inspect	355	PATRIOT
11/6/2006	MLS	MM	Mary M
4/11/2001	Inspected	PM	Peter M
12/7/1999	Mailer Sent		
11/18/1999	Measured	268	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98263
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6347		Sq. Ft.	Site		0	70.	0.96	8									427,287						427,300	

Total AC/HA:	0.14571	Total SF/SM:	6347	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	427,287	Spl Credit		Total:	427,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.04414415
Const Adj.:	0.98980200
Adj $ / SQ:	103.350
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423911
Depreciation:	78848
Depreciated Total:	345064

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

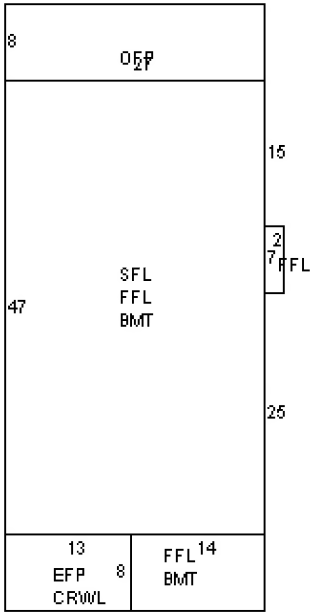
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	103.35
Special Features:	0	Val/Su Net:	77.22
Final Total:	345100	Val/Su SzAd	129.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,395	103.350	144,173
BMT	Basement	1,381	31.000	42,818
SFL	Second Floor	1,269	103.350	131,151
OFP	Open Porch	216	23.890	5,161
CRWL	Crawl Space	104	15.500	1,612
EFP	Enclos Porch	104	52.860	5,497

Net Sketched Area:	4,469			Total:	330,412
Size Ad	2664	Gross Area	4469	FinArea	2664

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	